



WESTFIELD-WASHINGTON  
ADVISORY PLAN COMMISSION

July 21, 2014  
1407-ZC-01  
Exhibit 1

**Petition Number:** 1407-ZC-01

**Subject Site Address:** 16115 Ditch Road (East side of Ditch Road between 161<sup>st</sup> Street and 166<sup>th</sup> Street)

**Petitioner:** Grand Communities, Ltd.

**Representative:** Steve Hardin, Faegre Baker Daniels LLP

**Request:** Petitioner requests modification to the commitments associated with the zoning of property, as approved by 06-38 on October 23, 2006.

**Current Zoning:** SF-3

**Current Land Use:** Undeveloped/Agricultural

**Approximate Acreage:** 55 acres +/-

**Exhibits:**

1. Staff Report
2. Aerial Location Map
3. Conceptual Plan
4. Conceptual Landscape Plan
5. Presentation Packet

**Staff Reviewer:** Jeffrey M. Lauer, Associate Planner

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**Petition History**

This petition was introduced at the June 9, 2014 City Council meeting and appeared before the Technical Advisory Committee on June 24, 2014. The item received a public hearing at the July 7, 2014 meeting of the Advisory Plan Commission (the "APC").

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**Procedural**

If the APC is satisfied with the petitioner's proposal, the APC may recommend this item to the City Council at its July 21, 2014 meeting.

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**Project Location**

The subject property is approximately 55 acres +/- in size and is located at 16115 Ditch Road (East side of Ditch Road between 161<sup>st</sup> Street and 166<sup>th</sup> Street) (the "Property").

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### **Property History**

The Property was rezoned from AG-SF1 and SF-2 to SF-3 with commitments in 2006 (Ord. 06-38). In 2006, a development plan and primary plat was approved for the Frampton Estates subdivision for Centex Homes. Since the 2006 rezoning and commitments were approved, there has been no construction activity on the Property. In 2014, the project was revived by Grand Communities Ltd. (a/k/a Fischer Homes).

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### **Project Description**

The current proposal is to modify the commitments that are associated with the Frampton Estates project. The petitioner is requesting the following modifications:

1. Permit 11 lots instead of 9 lots south of “Little Eagle Creek Drain” as identified on the Conceptual Plan located at Exhibit 3
2. Modify the 100’ wide lot requirement along Ditch Road
  - a. This would default to the 80’ standard in the SF-3 District
3. Prohibit Vinyl Siding
4. Permit only brick, stone, and/or fiber cement board as exterior materials
5. All homes shall be in substantial compliance with character exhibits included at Exhibit 4
6. Enhanced architectural features on the rear elevations of homes facing Ditch Road and 161<sup>st</sup> Street
  - a. Language in this section is consistent with proposed language included in Ordinance 14-26 (the Unified Development Ordinance).
7. Increased home sizes
  - a. One Story: From 1,200 SF to 2,000
  - b. Two Story: From 800 SF (**at ground level**) to 2,400 SF (**total home size**)
8. Enhanced perimeter landscaping and screening

The current proposal also establishes requirements for utility pole relocation.

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**Staff Comments**

1. If the APC is satisfied with the proposal, staff recommends forwarding Resolution 14-117 to the City Council with a **favorable recommendation**.
2. If any APC member has questions prior to voting, then please contact Jeffrey Lauer at 317.910.2927 or [jlauer@westfield.in.gov](mailto:jlauer@westfield.in.gov).